

## NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, June 25, 2008

Conference Room 3

TOWN HALL

7:00 p.m.

### A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

June 11, 2008 – Regular Meeting

June 11, 2008 – Special Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

VII. OLD BUSINESS

- A. Petition 25-08 – 580 Church Street, Three Angels Seventh Day Adventist Church, owner and applicant, represented by James Cassidy, Hallisey, Pearson & Cassidy, Engineering Associates, 35 Cold Spring Road, Rocky Hill, CT 06067, Amendment of Special Exception Petition 03-05 “changes to architectural elevations”. Condition of approval granted March 23, 2005, R-20 Zone District. Public hearing closed May 28, 2008. Sixty five day decision period ends August 2, 2008.
- B. Petition 26-08 – 580 Church Street, Three Angels Seventh Day Adventist Church, owner and applicant, represented by James Cassidy, Hallisey, Pearson & Cassidy, Engineering Associates, 35 Cold Spring Road, Rocky Hill, CT 06067, Site Plan Modifications to Petition 04-05 approved March 23, 2005.
- C. Petition 28-08 - 1096 Main Street, Roma Properties III, LLC, owner, Chad Kirby, applicant for “Goldburgers”, request for Special Permit Section 6.6 Liquor Use Restaurant, B-TC Zone District, waiver of minimum distance separation standards requested. Hearing closed June 11, 2008. Sixty-five day decision period ends August 14, 2008.
- D. Petition 31-08 – 1052 Main Street (Rear), Motta Investments owner, Salvatore Motta, 12 Cumberland Place, Rocky Hill, CT 06067, applicant, request for Special Exception Section 3.12.1, Restaurant Use, B-TC Zone District. Hearing closed June 11, 2008. Sixty five day decision period ends August 14, 2008.

- E. Petition 32-08 – 1052 Main Street (Rear), Motta Investments owner, Salvatore Motta, 12 Cumberland Place, Rocky Hill, CT 06067, applicant, request for Special Permit for Liquor Use – Restaurant, B-TC Zone District, waiver of minimum separation distance requested. Hearing closed June 11, 2008. Sixty five day decision period ends August 16, 2008.

**VIII. PETITIONS FOR SCHEDULING (TPZ July 9, 2008 and July 23, 2008)**

- A. Petition 70-06 – 57 Church Street, John A. Amaning applicant and owner, c/o Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111 request for Special Exception Section 6.7 Interior Lot, R-20 Zone District. Denied by Commission, January 10, 2007, remanded back to Commission pursuant to Memorandum of Decision, March 26, 2008, Henry S. Cohen, Judge. Schedule for presentation July 9, 2008.

**IX. PUBLIC PARTICIPATION**  
(For items not listed on agenda)

**X. REMARKS BY COMMISSIONERS**

- A. Discussion of Accessory Apartment **Draft** Zoning Regulations.
- B. Discussion of **Draft** RFP for 690 Cedar Street, National Welding.

**XI. STAFF REPORT**

- A. Bond Release Request – Stew Leonards

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner